

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

March 24, 2003

RESPONSIBLE STAFF:

Jennifer Russel

Mark Depoe

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

Master Plan Special Study Area: "Casey-Metropolitan Grove"

SUPPORTING BACKGROUND:

This will be the fifth in a series of ten work sessions to obtain Mayor and City Council and Planning Commission guidance on the identified special study areas which are part of the City's Master Plan update.

Staff has held a number of stakeholders meetings with all interested parties prior to the special study area work session. The stakeholders meetings were held on October 24, 2002, November 12, 2002, November 25, 2002, January 27, 2003, and February 24, 2003 for the Casey-Metropolitan Grove special study area. During these stakeholders meetings, staff received helpful public input.

Initially, the stakeholders were divided up into four focus groups: Recreation and Environment, Economic Development, Transportation and Transit, and Education and Housing. The focus groups reviewed and discussed the study area as they relate to their specific focus group issues and City themes and presented group reports on their issues and findings. The final two meetings brought all the stakeholders together and involved the introduction and discussion of the three proposed land use options: 1) Office Development, 2) Private Arts, Entertainment, and Education Center Development, and 3) Mixed Use Development.

During the work session, Long Range Planning Director Depoe who will present the results of the stakeholders meetings (staff presentation will last approximately fifteen minutes).

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DESIRED OUTCOME:

Hear presentation, discuss alternatives, and attempt to reach consensus.

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SUPPORTING BACKGROUND CONTINUED

There are two significant changes to the options that were last presented on February 24, 2003. These changes are depicted on the revised options labeled as Option 1A, Option 2A and Option 3A.

The first change is to the location of the school site. The school site was relocated from the northern portion of the study area to the southern portion of the study area adjacent to the existing 27 acre City-owned parkland. City staff did meet with Montgomery County Public School (MCPS) and Maryland National Capital Park and Planning Commission (MNCPPC) staff on March 12, 2003 to discuss future school sites. MCPS and MNCPPC stated that, if a school was to be located in the study area, there would most likely be a need for an elementary school. However, the need for a high school was not ruled out. The City should have a better understanding of the need for a school and school type at such time the Gaithersburg Vicinity Master Plan and the Shady Grove Master Plan are updated (both are in the process of being reviewed and updated).

The second change is to the original school site area located in the northern portion of the study area. An area of approximately 19 acres has been re-designated from parkland/school site to low density, low intensity, or low-medium residential development. This is simply a transfer in developable area from the original plans. An additional 11 acres located between the CCT right-of-way and the stream valley buffer is being re-designated from developable land to parkland, and approximately 10 acres is being re-designated from developable land to parkland/school site.

Attached:

Exhibit 1: February 24, 2003 Land Use Options

Exhibit 2: Revised Land Use Options (A)